

UNSAFE STRUCTURES BOARD HEARING MINUTES OF JANUARY 22ND, 2003

Members Present: James Cueva, CH Gordon Loader, VC Jose Vera
Walter Williams Alberto Milian James Starkweather
Mark Trowbridge Abel Ramirez

Excused: Enrique Crooks

Staff: Theodore Berman, Clerk of the Board
Yvonne Bell, Recording Secretary
Susan Torres, Asst. County Attorney

Court Reporter: Steve Hubbard, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:25 P.M. on Wednesday, January 22nd 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the November 13th, 2002 and December 11th 2002, Unsafe Structures Board Meeting. Mr. Starkweather moved to accept the minutes of the November and December board meeting. Mr. Vera seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman proceeded to inform the members that the following Unincorporated Miami-Dade County cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Case:

DC200110565U 160 NE 118 Street
DC200213351U 8807 NW 23 Street

Mr. Berman then announced that the following Unincorporated Miami-Dade County case was **deferred** at the meeting per the Building Official:

Unincorporated Miami Dade Case:

DC200110769U 3629 NW 37 Court

Mr. Berman then announced that the following Unincorporated Miami-Dade County and City of Miami cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Case:

DC200109479U 1880 NW 68 Street
DCF2000101774U 8820 NW 22 Avenue
DC200110762U 9200-02 NW 17 Avenue
DC200111142U 800 NW 103 Street
DC200111202U 10701 SW 142 Avenue

City of Miami Cases:

M03-003	557 NE 69 Street
M03-004	751 NW 65 Street
M03-007	1329 NW 70 Street
M03-009	1695 SW 11 Street
M03-011	2021 SW 22 Avenue

Mr. Berman then made known that the following Unincorporated Miami-Dade County, City of Miami and Town of Miami Lakes cases were **no show/no contest**:

Unincorporated Miami Dade Case:

DCF1996100182U	1345 NE 111 Street
DC200110551U	21281-83 SW 117 Avenue
DC200110913U	8370 NW 7 Avenue

City of Miami Cases:

M03-001	83 NW 75 Street
M03-002	352 NE 57 Street A/K/A 354 NE 57 Street
M03-005	927 NW 64 Street
M03-006	1318 NW 45 Street
M03-008	1629 SW 52 Street
M03-010	1740 NW 51 Street
M03-012	2301 SW 17 Avenue
M03-013	2340 NE 6 Avenue
M03-014	7520 NE 1 Avenue A/K/A 7516 NE 1 Avenue
M03-015	7700 NE 3 Court

Town of Miami Lake:

ML-257	7001 Torphin Place
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The cases and photographs were submitted to the Board for review was called by Mr. Berman.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Trowbridge and seconded by Mr. Williams.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

Mr. Berman then took the opportunity to welcome new board member, Alberto Milian. The other board members also welcomed him aboard.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 2:05 P.M. by the court reporter.

Mr. Berman called forth the first case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200004955U

12865 SW 150 Terrace

Mr. Abelardo Mayorga, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Mayorga gave an account of the structures and recommended that “said structure (A) be secured within five (5) working days. The following securing method is approved: Storm Shutters (1/2 plywood, bolt and lumber as specs). The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure (A) must be repaired or completed. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within thirty (30) days from today. The completion or repair of said structure (A) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade county and shall be completed within sixty (60) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.

Mr. Mayorga then gave the status of Structure (B) and recommended “said structure (B) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Ms. Diane Ortiz, property owner, informed the board that she purchased the home in May 2002 and was not aware of any Unsafe Structure violation. She also informed the board that she was notified last week that there was interior damage to the property. Ms. Ortiz stated that she hired an inspector and an appraiser to check out the property.

Mr. Cueva asked Ms. Ortiz did she see the interior damages before she bought the home.

Ms. Ortiz replied that she was not aware of any damages to this property.

Mr. Mayorga stated that the Notice of Violation was filed October 4, 2002 and structure “B” was built without a permit.

Mr. Ramirez then asked why the Notice of Violation was posted in the year 2002, but the pictures were taken in the year of 2000.

Mr. Cueva reminded the board that they should be concerned about the violation, not the ownership transfers.

Mr. Williams suggested that Ms. Ortiz hire an engineer to certify the work.

Mr. Navarro told the board she could apply for the Amnesty Ordinance, but would still need to apply for the blue prints because the terrace is the biggest problem. He also informed Ms. Ortiz that the railing on the stairs does not meet the code.

Ms. Ortiz stated that she submitted the plans for the porch on October 18, 2002 and she has not heard anything from the Building Department.

Mr. Williams stated that the case was not properly noticed.

Mr. Ramirez asked about the timeframes on the repair list.

Mr. Navarro responded that it should not take more than a week. He informed the board that the process number for structure (B) has an unsafe structure hold and it probably was never reviewed.

Ms. Torres informed the owner that there are additional Board fees that are applied.

After some discussion, Mr. Loader made a motion for structure (A) to the uphold Building Official's recommendation.

Mr. Loader further recommended that "said structure (B) must be secured within five (5) working days. The following securing method is approved: storm shutters (1/2 plywood, bolts and lumber as per specs). The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure (B) must be repaired or completed. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within ninety (90) days from today. The completion or repair of said structure (B) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible." Mr. Vera seconded the motion.

After further discussion, Mr. Loader amended his motion for structure (A) & (B) and recommended that "said structure(s) (A) / (B) must be repaired or completed. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within ninety (90) / one hundred twenty (120) days from today. The completion or repair of said structure(s) (A) / (B) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within ninety (90) / one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said

structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Milian seconded the motion.

Mr. Berman administered a roll call vote as requested by the Chairman.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Milian then made a motion to waive all fees and to send written notice to the Building Department by the Unsafe Structure Board to rescind the fees for this case. Mr. Ramirez seconded the motion.

Mr. Berman administered a roll call vote as requested by the Chairman.

Motion passed. (Mr. Loader was opposed)

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the second case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200214575U 320 SW 125 Avenue

Mr. Abelardo Mayorga, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Mayorga gave an account of the structures and recommended, “said structures (A), (B) & (C) be demolished by an individual qualified to obtain a demolition within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.”

Mr. Mark Seinberg, property owner’s attorney, stated that the owner bought the home in August 2001, which was built in 1978. He explained to the board that the permits for the home do not match what was supposed to be built. Mr. Seinberg informed the board that there is not a violation or any problems to the home. He also stated that the permits application from 1978 was found and Dade County was fully aware of the temporary structures. Mr. Seinberg also informed the board that there is pending litigation on the disclosure findings.

Mr. Loader asked about additional violations on these structures besides the permit violation.

Mr. Navarro clarified that the permits were issued, but there is no zoning variance.

Mr. Williams asked why the County waits so long before they issue a Notice of Violation.

Mr. Milian asked about the taxes on the property and was concerned about the safety of the structure.

Mr. Julio Narvarro replied that the Building Department does not get into that type of inspection since everything is concealed.

Ms. Santos, property owner, stated that Section 8 pays the rent and they have inspected the house on numerous occasions, and they all passed.

Mr. Williams made a motion to defer this case for a year. Mr. Vera seconded the motion.

Mr. Berman administered a roll call vote as requested by the Chairman.

Motion failed.

Mr. Berman informed the board that they cannot discuss a deferred case and directed them to the Robert's Rules.

Discussion:

Mr. Cueva disagreed with granting deferral and stated that it does not serve a purpose.

Mr. Loader remarked that he would like to see an Engineers Certificate.

Mr. Milian added that the attorney has requested a deferral due to litigation and commented that the property should be grandfathered.

Mr. Starkweather informed the board that one could see inside the walls.

Mr. Seinberg stated that the property owner is content with the 12-month deferral.

Ms. Torres informed the board that they could not defer a case longer than 30 days.

Mr. Loader made a motion for the owner to obtain an Engineer Certificate Report in respect to the safety issues and return to the board within 90 days. Mr. Milian seconded the motion.

After further discussion, Mr. Loader withdrew his motion.

Mr. Berman informed the board that the zoning variance takes much longer to obtain.

Mr. Ramirez stated that the house has been sitting for 25 years and the owner is being forced to act expeditiously.

Ms. Torres clarified the motion as recommended by Mr. Loader and informed the members that this motion is still on the floor.

After much discussion, Mr. Loader then made a motion to defer the case for 30 days. Mr. Milian seconded the motion.

Mr. Berman then administered a roll call vote as requested by the Chairman.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the third case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DCF2000101773U 8739 NW 22 Avenue

Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Errickson gave an account of the structures and recommended that “A 40-year recertification report in the format required by the Miami-Dade County Building Department prepared by a Florida Registered professional engineer or architect must be submitted to the Miami Dade Building Department’s Unsafe Structures Unit within thirty (30) days from today’s date certifying each building or structure is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building Official as a prerequisite for the 40 year recertification of the structure(s) shall be subject to the following: An application for building and or electrical permit must be submitted to the Miami-Dade Building Department within forty-five (45) days from today’s date. The department’s Unsafe Structures Unit must first review the application for permit. The application for permit must include as part of the permit documents copies of the engineer’s or architect’s 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today’s date and the required repairs must be completed inclusive of a final inspection approval on the permit within one hundred eighty (180) days from today’s date. Upon the property owner’s failure to comply with any of the requirements of this Agreement the Building Official shall cancel the Certificate of Occupancy, order the power to the building(s) or structure(s) disconnected and order the building(s) or structure(s) vacated and secured in a manner provided under the Building Code. If the property owner fails to secured the building(s) or structure(s), then the Building Official shall hire a private contractor to secure such building(s) or structure(s). If the property owner fails to obtain a new Certificate of Occupancy for the building(s) or structure(s) within one hundred twenty (120) days of the date of cancellation of the original Certificate of Occupancy, then the Building Official shall demolish such building(s) or structure(s).

Ms. Barbara Goolsby, Representative of the Property Owner, stated that Jim Brown, the contractor needed more time to complete the work.

Mr. Jim Brown, Contractor, stated that they have submitted the engineer’s report and he informed the board that the rear unit is a problem and he needed an additional 30 days to comply.

Mr. Loader made a motion that “A 40-year recertification report in the format required by the Miami-Dade County Building Department prepared by a Florida Registered professional engineer or architect must be submitted to the Miami Dade Building Department’s Unsafe Structures Unit within thirty (30) days from today’s date certifying each building or structure is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building Official as a prerequisite for the 40 year recertification of the structure(s) shall be subject to the following: An application for building and or electrical permit must be submitted to the

Miami-Dade Building Department within forty-five (45) days from today's date. The department's Unsafe Structures Unit must first review the application for permit. The application for permit must include as part of the permit documents copies of the engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of a final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon the property owner's failure to comply with any of the requirements of this Agreement the Building Official shall cancel the Certificate of Occupancy, order the power to the building(s) or structure(s) disconnected and order the building(s) or structure(s) vacated and secured in a manner provided under the Building Code. If the property owner fails to secured the building(s) or structure(s), then the Building Official shall hire a private contractor to secure such building(s) or structure(s). If the property owner fails to obtain a new Certificate of Occupancy for the building(s) or structure(s) within two hundred forty (240) days of the date of cancellation of the original Certificate of Occupancy, then the Building Official shall demolish such building(s) or structure(s)." Mr. Starkweather seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the fourth case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200110202U

3485 NW 25 Street

Mr. Orlando Vega, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Vega proceeded to give a description of Structure (A) and recommended that "said structure must be secured within five (5) working days. The following securing method is approved: storm shutters (1/2 plywood, bolts and lumber as specs). The structure are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed with Engineer's Certification and Architect/Engineer's sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structure Unit for approval. The building permit must be obtained by a qualified homeowner or a licensed contractor pursuant to section 10-5(2) of the Miami-Dade County Code within thirty (30) days from today. The completion or repair of said structure(s) shall conform to the Florida Building Code and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.

Mr. Vega further gave an account of structure (B) and recommended that "said structure (B) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible."

Mr. Jay Lorenzo, Attorney, stated that the owner purchased the property to improve it and brought to the board's attention that the tenant sold all the shares. He informed the board that the owner does not have possession to the property.

Ms. Susan Torres, Assistant County Attorney, asked if the tenant still lived on property.

Mr. Lorenzo answered "yes".

Mr. Cueva then asked Mr. Lorenzo does the owner have a problem with demolishing structure (B).

Mr. Lorenzo replied that the owner does not have a problem with demolishing structure (B).

Ms. Torres advised the board that they could order the tenant to vacate property, retain jurisdiction and defer for 30 days.

Mr. Lorenzo informed the board that Mr. Madruga is not able to enter the property, due to litigation.

Mr. Starkweather added that retaining jurisdiction is more feasible, as well as the power being terminated.

Ms. Torres advised the board that they could order the current owner to turn off the power and secure the premises. She also stated that if the current owner does not comply, the Building Department is forced with ordering the occupants to vacate the premises.

After some discussion Mr. Loader made a motion that "said structures (A) and (B) must be vacated immediately and the electrical power to said structures must be shut off until compliance is made. Said structures must be secured within five (5) working days. The following securing method is approved: Fencing or any other means of securing as deemed by the Unsafe Structures Unit. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with Engineer's Certification and Architect/Engineer's sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within two hundred seventy (270) days from today. The complete building or structures shall be made to conform to all the Florida Building Code requirements for a new building or structure and shall be completed within two hundred seventy (270) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible." Mr. Starkweather seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the last case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200107834U

21200 SW 172 Avenue

Mr. Roger Angrade, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Angrade proceeded to give a description of the structure (B) and recommended that “said structure (B) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.”

Note: Mr. Berman translated in Spanish to the owner and in English to the Board.

Mr. Isidro Rodriguez, Property Owner, stated that he’s currently living on the property and asked to get the maximum amount of time to finish repairs due to lack of funds.

After some discussion, Mr. Milian made a motion that “said structure be secured within five (5) working days. The following securing method is approved: Storm Shutters (1/2 plywood, bolt and lumber as specs). The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within one hundred eighty (180) days from today. The complete building or structure shall be made to conform to all the Florida Building Code requirements for a new building or structure and shall be completed within two hundred seventy (270) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Starkweather seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Board Discussion: Amendment of Board Order

Mr. Cueva brought to the Board’s attention the revisions to the Board Order as requested by the Building Deptment Unsafe Structure Unit.

Ms. Torres stated that she advocated the revision to the Board Order.

Mr. Williams stated that the revision of the Board Order revision violated the appeal process. He stated that he would like the Board to retain jurisdiction and informed the board that only the County Commissioner could make these modifications.

Mr. Milian agreed with Mr. Williams in the fact that the terminology that is used is too vague and it would create a due process problem.

Mr. Cueva explained the process of the board orders and stated that he believed that proposal came about because there was instances where person had obtain permits, started construction and reached a point where the building was substantial completed where the timeframe had elapse.

Mr. Loader disagreed with Mr. Milian and Mr. Williams because he feels that it could only help the owner.

Ms. Torres offered the board to retain jurisdiction on these cases.

Mr. Ramirez stated that this would help the homeowner.

Mr. Milian stated that his problem is with the cases that may not receive an extension, because of any type of reason.

Mr. Milian stated that there is a limitation of powers.

Mr. Williams then made a motion to reject the amendment of the Board Order as requested by the Building Department. Mr. Milian seconded the motion.

Mr. Berman then administered a roll call vote at the request of the Chairman.

Motion passed. (Mr. Loader and Mr. Trowbridge were opposed)

(For a verbatim version, please refer to the transcripts)

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

The meeting was adjourned at 5:15 P.M.

USAFE STRUCTURES BOARD HEARING MINUTES OF FEBRUARY 19TH, 2003

Members Present: James Cueva, CH Gordon Loader, VC Jose Vera
Walter Williams James Starkweather Kevin Deeb
Mark Trowbridge

Excused: Enrique Crooks Alberto Milian

Staff: Theodore Berman, Clerk of the Board
Yvonne Bell, Recording Secretary
Cynji Lee, Asst. County Attorney

Court Reporter: Joe Vargas, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:45 P.M. on Wednesday, February 19th, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the January 22nd, 2003, Unsafe Structures Board Meeting. Mr. Trowbridge moved to accept the minutes of the January 22nd, 2003 board meeting. Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman then took the opportunity to welcome new board member, Kevin Deeb. The other board members also welcomed him aboard.

Mr. Berman then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Case:

DCF2000101864U 3083-3089 NW 54 Street
DCF2001102541U 2835 NW 35 Street

City of Miami Cases:

M03-016 142 NW 11 Street

Mr. Berman then announced that the following Unincorporated Miami-Dade County and City of Miami cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Case:

DCF1996100071U 7525 NW 22 Avenue
DCF1998100968U 3444 NW 27 Avenue
DCF1999101307U 1300 NW 79 Street
DCF1999101415U 16912 NW 17 Avenue
DCF1999101491U 2700 NW 27 Avenue

DCF2000101642U	4400 NW 183 Street
DCF2000101891U	2712 NW 37 Street
DC200111141U	803 NW 102 Street
DC200213669U	19851 SW 114 Avenue #301
DC200211702U	1079 NW 77 Street
DC200213135U	7940 NW 10 Avenue
DC200213426U	2483 NW 175 Street
DC200213517U	70 NW 189 Terrace
DC200212365U	3130 NW 215 Street
DC200211818U	2779 NW 58 Street

City of Miami Cases:

M03-017	1255 NW 33 Avenue
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Mr. Berman then announced that the following Unincorporated Miami-Dade County and City of Miami cases were **no show/no contest**:

Unincorporated Miami Dade Case:

DC200108309U	3220 NW 51 Street
DC200211410U	2361 NW 57 Street
DC200211774U	7601 NW 17 Place
DC200211779U	2029 NW 59 Street
DC200212252U	19811 N 40 Court
DC200212118U	9980 Martinique Drive
DC200213023U	2795 NW 21 Terrace
DC200213332U	4436 NW 23 Court

City of Miami Cases:

M03-018	1611 NW 65 Street
M03-019	1621 NW 37 Avenue

The cases and photographs were submitted to the Board for review was called by Mr. Berman.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Trowbridge and seconded by Mr. Williams.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 2:20 P.M. by the court reporter.

Mr. Berman called forth the first case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC199900740UT

1418 NW 96 Street

Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Errickson gave an account of the structures and recommended that “said structure be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structure (A) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade county and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.”

Ms. Sherea Blackman, property owner, informed the board that she inherited the home from her father, who passed away in 1999. She asked the board to give her a year to complete the repairs that needed to be done to her home. Ms. Blackman also informed the board that she had received final inspections on the electrical work and needed more time to reinstate the plumbing permit.

Mr. Cueva then asked Mr. Errickson how much time is needed for the permitting process.

Mr. Errickson replied that 60 days would be enough time to obtain the permits.

Mr. Loader then asked Mr. Errickson when did the permits expire.

Mr. Errickson replied that the permits expired November 15, 2002.

After some discussion, Mr. Loader made a motion for structure “said structure be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structure (A) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade county and shall be completed

within three hundred sixty-five (365) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.” Mr. Williams seconded the motion.

Mr. Berman administered a roll call vote as requested by the Chairman.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Assistant County Attorney, Cynji Lee, then announced that she would no longer be advising the Unsafe Structure Board. She left the meeting at 2:23 P.M.

Board Discussion: Annual Voting for Chairman & Vice-Chairman

Mr. Williams made a motion to defer the voting until next month’s hearing due to all the board members were not present. Mr. Vera seconded the motion.

Mr. Berman then administered a roll call vote as requested by the Chairman.

Motion failed.

(For a verbatim version, please refer to the transcripts)

Mr. Starkweather then informed the board that he would not be able to attend next month’s board hearing and therefore they should carry out the voting process while they have a quorum.

After much discussion, Mr. Starkweather then announced Mr. Cueva for Chairman and Mr. Loader for Vice-Chairman.

Mr. Berman then administered a roll call vote as requested by the Chairman.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Prepared by: _____

Recording Secretary

Chairperson

Date: _____

The meeting was adjourned at 2:40 P.M.

USAFE STRUCTURES BOARD HEARING MINUTES OF MARCH 19TH, 2003

Members Present: James Cueva, CH Gordon Loader, VC Jose Vera
Walter Williams James Starkweather Kevin Deeb
Alberto Milian Abel Ramirez

Excused: Enrique Crooks Mark Trowbridge

Staff: Michael Goolsby, Acting Clerk of the Board
Yvonne Bell, Recording Secretary
Susan Torres, Asst. County Attorney

Court Reporter: Joe Vargas, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:20 P.M. on Wednesday, February 19th, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the February 19th, 2003, Unsafe Structures Board Meeting. Mr. Starkweather moved to accept the minutes of the February 19th, 2003 board meeting. Mr. Vera seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Goolsby proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Case:

DCF1996100103U	8701 SW 72 Street
DCF1996100304U	22325 SW 117 Court
DCF2000101681U	2170 NW 127 Street
DCF2000101877U	3341 NW 65 Street
DCF2000102025U	8455 South Dixie Highway
DCF2000102140U	27200 Old Dixie Highway

City of Miami Cases:

M03-021	3360 NW 19 Terrace
M03-030	3163 SW 22 Terrace
M03-032	5141 NW 2 Avenue

City of Miami Beach Cases:

BV03000209	1058 Collins Avenue A/K/A 218 11 Street
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Mr. Goolsby then announced that the following Unincorporated Miami-Dade County and City of Miami cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Case:

DCF1997100635U	7380 NW 27 Avenue
DCF1998101022U	4820 NW 22 Avenue
DCF1998101133U	5650 NW 27 Avenue
DC199900842U	330 NW 189 Street
DCF1999101274U	14135 NE 3 Court
DC200109204U	2000 NW173 Terrace
DCF2000102103U	11360 SW 208 Drive
DCF2000102122U	22101 SW 124 Avenue
DC200110032U	90 NW 162 Street
DC200110171U	10500 SW 110 Street
DC200110430U	16625 NW 27 Avenue
DC200110468U	1360 Africa Way A/K/A 1015 N. American Way
DCF2001102440U	9900 NW 7 Avenue
DCF2001102537U	10601 SW 48 Street
DC200213081U	2341 NW 88 Street
DC200214134U	6939 NW 20 Avenue

City of Miami Cases:

M03-020	1760 NW 36 Street A/K/a 1748 NW 36 Street
M03-023	541 NW 33 Street
M03-025	5440 NW 4 Avenue
M03-031	3190 SW 27 Street
M03-033	111 NE 43 Street
M03-034	180 NE 77 Street

Mr. Goolsby then announced that the following Unincorporated Miami-Dade County and City of Miami cases were **no show/no contest:**

Unincorporated Miami Dade Case:

DC200110185U	2550 NW 93 Street
DC200110188U	9539 NW 4 Avenue
DC200111181U	1961 NW 188 Terrace
DC200111390U	1335 NE 110 Terrace
DC200212883U	415 NW 82 Terrace
DC200214740U	760 NW 80 Street
DC200211684U	21010 NW 39 Avenue

City of Miami Cases:

M03-024	1755 NW 2 Court
M03-026	1793 NW 19 Terrace
M03-027	1835 NW 43 Street
M03-028	1859 NW 43 Street
M03-029	2838 NW 22 Avenue

Mr. Goolsby then announced that the following City of Miami case was **deferred**:

City of Miami Case:

M03-022 244 NW 72 Terrace

The cases and photographs were submitted to the Board for review was called by Mr. Goolsby.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Starkweather and seconded by Mr. Milian.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 2:00 P.M. by the court reporter.

Mr. Goolsby called forth the first case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200214110U 20920-30 NW 39 Avenue

Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Errickson gave an account of the structure (I) and recommended that “said structure (I) be secured within five (5) working days. The structure (I) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure (I) must be repaired or completed with Engineer’s Certification and Architect/Engineer sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structure (I) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade county and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure (I) shall be demolished by the enforcing municipality as soon as possible.”

Mr. Errickson then proceeded to read the criteria for structures (K), (L) & (N) and recommended that “said structures (K), (L) & (N) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.” - 3 -

Ms. Denise Salter, sister of property owner, Pamela Fudge of 20930 stated that the adjacent wall will be a problem due to the adjoining wall. She asked if the County could repair next door so that it wouldn't damage her sister's property. She also informed the board that Ms. Fudge doesn't have a problem moving the fence.

Mr. Errickson stated that the shed height could not exceed over 6 feet. The fence sits within the fence line and a permit needs to be obtained for shed.

Ms. Salter informed the board that the shed and fence would be moved off the property on March 22, 2003.

Mr. Errickson stated that the property owner for 20928 will do the demolition whose not living and said no record shows and change of ownership.

Mr. Cueva asked about homeowner's association.

Mr. Williams asked about the violation on the property (20930).

Mr. Errickson stated that there has not been any permits applied for.

After some discussion, Mr. Williams made a motion to uphold the Building Official's recommendation. Mr. Starkweather seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby called forth the second case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200213362U

20120 NW 66 Place

Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Errickson gave an account of the structures and recommended that "said structures be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structure (A) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade county and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible."

Ms. Gloria Gonzalez, Attorney of the property owner stated that they do need more time to complete to repairs, she asked for additional 90 days.

After some discussion, Mr. Loader made a motion to “said structures be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within one hundred eighty (180) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within two hundred seventy (270) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.” Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby called forth the second case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

D97-530UT

31500 SW 187 Avenue

Mr. Abelardo Mayorga, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Mayorga gave an account of the structures and recommended that “said structures shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. James Cloninger is in charge of property stated that probate court is still in process and visit property on a regular basis. Property has been locked and boarded up for safety they also own a nursery.

Mr. Milian asked owner what is the intent of the structure.

Mr. Cloninger replied that one day to live in the property.

Mr. Rick Ferrer, County designated property a historic landmark in 1997, property has deteriorated but it is made of rock, it can be saved. The issue is a funding problem.

Mr. Cloninger stated that once probate court is order, he can proceed further.

Mr. Loader asked if rain could come into the building.

Mr. Cloninger replied yes.

Mr. Errickson stated that the property has been already reposted unsafe.

Mr. Loader proposed to maintain secure and defer for 1 year.

Mr. Williams amended Mr. Loader

Mr. Goolsby administered a roll call vote as requested by the Chairman.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Assistant County Attorney, Cynji Lee, then announced that she would no longer be advising the Unsafe Structure Board. She left the meeting at 2:23 P.M.

Board Discussion: Annual Voting for Chairman & Vice-Chairman

Mr. Williams made a motion to defer the voting until next month's hearing due to all the board members were not present. Mr. Vera seconded the motion.

Mr. Goolsby then administered a roll call vote as requested by the Chairman.

Motion failed.

(For a verbatim version, please refer to the transcripts)

Mr. Starkweather then informed the board that he would not be able to attend next month's board hearing and therefore they should carry out the voting process while they have a quorum.

After much discussion, Mr. Starkweather then announced Mr. Cueva for Chairman and Mr. Loader for Vice-Chairman.

Mr. Goolsby then administered a roll call vote as requested by the Chairman.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Prepared by: _____
Recording Secretary

Chairperson

Date:

The meeting was adjourned at 2:40 P.M.

Members Present: James Cueva, CH Jose Vera Walter Williams
Kevin Deeb Alberto Milian
Mark Trowbridge

Staff: Theodore Berman, Clerk of the Board
Yvonne Bell, Recording Secretary
Glenn Saks, Asst. County Attorney

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, April 16th, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

The meeting was adjourned at 2:00 P.M.

Chairperson

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USAFE STRUCTURES BOARD HEARING MINUTES OF APRIL 30, 2003

Members Present: James Cueva, CH Jose Vera Walter Williams
James Starkweather Kevin Deeb Alberto Milian
Abel Ramirez Enrique Crooks Mark Trowbridge

Excused: Gordon Loader, VC

Staff: Theodore Berman, Clerk of the Board
Yvonne Bell, Recording Secretary
Susan Torres, Asst. County Attorney

Court Reporter: Joe Vargas, Official Court Reporting Services

The meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:23 P.M. on Wednesday, April 30th, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Berman called forth the only case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200317911U 7000 N.W. 41 Street

Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Errickson gave an account of the structure (I) and recommended that "said structure (I) be secured within five (5) working days. The structure (I) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure (I) must be repaired or completed with Engineer's Certification and Architect/Engineer sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structure (I) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade county and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure (I) shall be demolished by the enforcing municipality as soon as possible."

Mr. Errickson then proceeded to read the criteria for structures (K), (L) & (N) and recommended that "said structures (K), (L) & (N) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible."

Ms. Denise Salter, sister of property owner, ^{- 1 -} Pamela Fudge of 20930 stated that the adjacent wall will be a problem due to the adjourning wall. She asked if the County could repair

next door so that it wouldn't damage her sister's property. She also informed the board that Ms. Fudge doesn't have a problem moving the fence.

Mr. Errickson stated that the shed height could not exceed over 6 feet. The fence sits within the fence line and a permit needs to be obtained for shed.

Ms. Salter informed the board that the shed and fence would be moved off the property on March 22, 2003.

Mr. Errickson stated that the property owner for 20928 will do the demolition whose not living and said no record shows and change of ownership.

Mr. Cueva asked about homeowner's association.

Mr. Williams asked about the violation on the property (20930).

Mr. Errickson stated that there has not been any permits applied for.

After some discussion, Mr. Williams made a motion to uphold the Building Official's recommendation. Mr. Starkweather seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby called forth the second case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200213362U

20120 NW 66 Place

Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Errickson gave an account of the structures and recommended that "said structures be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structure (A) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade county and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible."

Ms. Gloria Gonzalez, Attorney of the property-²-owner stated that they do need more time to complete to repairs, she asked for additional 90 days.

After some discussion, Mr. Loader made a motion to “said structures be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within one hundred eighty (180) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within two hundred seventy (270) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.” Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby called forth the second case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

D97-530UT

31500 SW 187 Avenue

Mr. Abelardo Mayorga, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Mayorga gave an account of the structures and recommended that “said structures shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. James Cloninger is in charge of property stated that probate court is still in process and visit property on a regular basis. Property has been locked and boarded up for safety they also own a nursery.

Mr. Milian asked owner what is the intent of the structure.

Mr. Cloninger replied that one day to live in the property.

Mr. Rick Ferrer, County designated property a historic landmark in 1997, property has deteriorated but it is made of rock, it can be saved. The issue is a funding problem.

Mr. Cloninger stated that once probate court is order, he can proceed further.

Mr. Loader asked if rain could come into the⁻³-building.

Mr. Cloninger replied yes.

Mr. Errickson stated that the property has been already reposted unsafe.

Mr. Loader proposed to maintain secure and defer for 1 year.

Mr. Williams amended Mr. Loader

Mr. Goolsby administered a roll call vote as requested by the Chairman.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Assistant County Attorney, Cynji Lee, then announced that she would no longer be advising the Unsafe Structure Board. She left the meeting at 2:23 P.M.

Board Discussion: Annual Voting for Chairman & Vice-Chairman

Mr. Williams made a motion to defer the voting until next month's hearing due to all the board members were not present. Mr. Vera seconded the motion.

Mr. Goolsby then administered a roll call vote as requested by the Chairman.

Motion failed.

(For a verbatim version, please refer to the transcripts)

Mr. Starkweather then informed the board that he would not be able to attend next month's board hearing and therefore they should carry out the voting process while they have a quorum.

After much discussion, Mr. Starkweather then announced Mr. Cueva for Chairman and Mr. Loader for Vice-Chairman.

Mr. Goolsby then administered a roll call vote as requested by the Chairman.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Prepared by: _____

Recording Secretary

Chairperson

Date: _____

The meeting was adjourned at 2:40 P.M.

UNSAFE STRUCTURES BOARD HEARING MINUTES OF MAY 21ST, 2003

Members: Alberto Milian

Staff: Kathy Charles, Executive Assistant to Director
Yvonne Bell, Recording Secretary

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, May 21st, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Ms. Kathy Charles informed the Building Officials and appellants that, due to the lack of a quorum, the hearing would have to be postponed. She apologized for any inconvenience and indicated that these agenda items would be heard at a tentative hearing date of June 11, 2003. It was stated that the cases that were agreed upon would be ratified at the next scheduled Unsafe Structures Board Hearing.

The meeting was adjourned at 1:45 P.M.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

USAFE STRUCTURES BOARD HEARING MINUTES OF JUNE 11TH, 2003

Members Present: James Cueva, CH Gordon Loader, VC Jose Vera
Walter Williams James Starkweather Kevin Deeb
Alberto Milian Abel Ramirez Enrique Crooks
Mark Trowbridge

Staff: Herminio F. Gonzalez, P. E., Secretary of the Board
Latisha Byrd, Recording Secretary
Glenn Saks, Asst. County Attorney

Court Reporter: Joe Vargas, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:20 P.M. on Wednesday, June 11th, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the May 21, 2003, Unsafe Structures Board Meeting. Mr. Starkweather moved to accept the minutes of the May 21, 2003 board meeting. Mr. Vera seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Gonzalez then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Gonzalez proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Cases:

DC200111116U	16800 SW 300 Street
DCF1996100234U	5240 NW 25 Avenue
DCF1996100315U	11450 SW 187 Street
DC200108335U	495 NE 83 Street

City of Miami Case:

M03-048	673 NE 73 Street
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Mr. Gonzalez then announced that the following Unincorporated Miami-Dade County and City of Miami cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DCF2000102035U	4441 Rickenbacker Causeway
DCF1996100226U	2756 NW 46 Street
DCF1997100627U	801 NW 79 Street
DCF1997100640U	6515 NW 18 Avenue
DCF2000101886U	3545 NW 50 Street
DCF2000101893U	4628 NW 27 Avenue
DCF2001102487U	3900 NW 32 Avenue

Unincorporated Miami-Dade County Cases:

DC20011825U	1567 NW 101 Street
DC200212091U	21505 SW 184 Avenue
DC200213299U	3059 NW 52 Street
DC200214088U	5753 NW 194 Street
DC200214104U	4331 NW 195 Street
DC200214210U	1844 NW 85 Street
DC200214254U	1933 NW 85 Street
DC200214576U	7505 SW 81 Avenue
DC200316229U	8400 SW 133 Avenue Road 101-424
DC200316231U	8500 SW 133 Avenue Road 101-424
DCF1996100418U	2230 NW 76 Street
DCF199610090U	3801 NW 25 Street
DCF1998101035U	833 NE 90 Street
DC199900648UT	1682 NW 112 Terrace
DCF1999101373U	7467 Coral Way
DCF2000101897U	2758 NW 50 Street
DCF2000102025U	8455 S. Dixie Hwy.
DC200212932U	610 NE 12 Street
DC200212954U	1719 NW 88 Street
DC200315010U	1510 NE 15 Street
DC200315063U	2921 NW 69 Street
DC200315487U	10515 NW 30 Place
DC200315669U	4527 NW 23 Avenue

City of Miami Cases:

M03-035	122 NW 15 Street
M03-038	1744 NW 36 Street
M03-039	2236 NW 1 Street
M03-040	1601 NW 40 Street
M03-041	1801 NW 42 Street
M03-042	2721 SW 28 Court
M03-044	290 NW 59 St. A/K/A 288 NW 59 St.
M03-049	945 SW 6 Street

Mr. Gonzalez then announced that the following Unincorporated Miami-Dade County and City of Miami cases were **no show/no contest**:

Unincorporated Miami Dade Cases:

DCF1998101209	14700 Lincoln Blvd.
DC200109309U	12698 NW 170 Street
DCF2001102426U	11350 Dunbar Drive
DC200211738U	16460 NW 300 Street
DC200212251U	2000 NW 127 Street
DC200213185U	3135 NW 68 Street
DC200213527U	2948 NW 45 Street
DCF1996100265U	7350 Coral Way
DCF2000101715U	2491 NE 186 Street

Unincorporated Miami-Dade County Cases:

DC200108082U	8869 SW 126 Terrace
DC200213299U	3059 NW 52 Street
DC200213354U	20017 SW 123 Drive
DC200214254U	1933 NW 85 Street

City of Miami Cases:

M03-037	1425 NW 1 Place
M03-043	6300 NW 15 Avenue
M03-045	348 NE 20 Terrace
M03-046	570 NW 58 Street A/K/A 590 NW 58 Street
M03-047	625 NE 70 Street
M03-050	1257 SW 7 Street A/K/A 1261 SW 7 Street
M03-051	1261 SW 7 Street
M03-052	3205 SW 27 Avenue

Mr. Gonzalez then announced that the following Unincorporated Miami-Dade County and City of Miami case were **deferred**:

Unincorporated Miami-Dade County Cases:

DCF1998101189U	4101 SW 107 Avenue
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City of Miami Cases:

M03-036	137-39 NW 14 Street A/K/A 135 NW 14 Street
M03-041	1801 NW 42 Street

The cases and photographs were submitted to the Board for review was called by Mr. Gonzalez.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Loader moved to accept the withdrawals, agreed and uncontested cases as called by Mr. Gonzalez. Mr. Trowbridge seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 2:15 P.M. by the court reporter.

Mr. Gonzalez called forth the first case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200213125U	5400 NW 199 Road
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Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Errickson gave an account of the structure and recommended that “said structure (B) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. Errickson read into the record the Florida Statue in Chapter 5.53 and the Florida Administrative Code in Chapter 9B-14011 before he introduced the owner of the property.

Mr. Herminio Gonzalez translated in English for the property owner, Ricardo Mendion.

Mr. Williams asked the owner did he think that he did everything according to the code.

Mr. Ricardo Mendion, replied “yes”.

Mr. John Voight, Attorney of the Association, stated that the park owns the land and doesn’t have the right to evict the mobile homeowner.

After some discussion, Mr. Williams moved that “said structures shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within ninety (90) days from today from the Unsafe Structures Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Starkweather seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Gonzalez called forth the second case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200214511U 1261 NW 171 Street

Mr. Carlos Utrera, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Utrera gave an account of the structures and recommended that “said structures (B), (C), & (D) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. Joseph Hanna, the property owner, stated that he and his wife purchased the home 29 years ago and the structures were in place at the time and to his knowledge everything was cleared by the bank. He also stated that he hired a roofing and electrical inspector to do inspections and it was never pointed out that there was a violation on property. Mr. Hanna further added that the structures had been through hurricanes and tornados over the course of years and requested that the situation to be grandfathered or waived.

Mr. Williams asked Mr. Errickson what is illegal about the property.

Mr. Errickson replied that it was built within the setbacks.

After some discussion, Mr. Loader moved to defer this case to next month's hearing. Mr. Ramirez seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Gonzalez called forth the third case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200213603U

1742 NW 85 Street

Mr. Carlos Utrera, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Utrera gave an account of the structures and recommended that "said structures be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with Engineer's Certification and Architect/Engineer's sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible."

Ms. Sheila Owens, Power of Attorney, stated that the owner needed more time to complete the repairs and proceeded to ask the board for an additional 60 days to establish compliance.

After some discussion, Mr. Loader made a motion to secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with Engineer's Certification and Architect/Engineer's sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within one hundred eighty (180) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible." Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Gonzalez called forth the fourth case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200214575U

320 SW 125 Avenue

Mr. Abelardo Mayorga, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Mayorga gave an account of the structures and recommended that "said structures shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible."

Mr. Mike Steinberg, property owner's attorney, informed the board that a letter was sent to the board from the Architect that did the inspection of the property.

The board read the letter and found that the letter doesn't tell them anything.

Mr. Ramirez raised a point that the board is in place to make sure that the property is safe.

Mr. Cueva asked the property owner what is her intent with the property.

Ms. Maria Santos replied that she wanted to do demolish it, but doesn't have the funds.

Mr. Steinberg informed the board that there is a lawsuit pending against Ms. Santos and the person who sold her the property. He explained that the outcome of the litigation for the owner will determine the availability of funding for the repairs of the property.

After some discussion, Mr. Loader moved that “said structure shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within one hundred eighty (180) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.” Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Gonzalez called forth the fifth case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200213929U

22525 SW 124 Avenue

Mr. Harry Cruz-Bustillo, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Cruz gave an account of the structures and recommended that “said structures (A), (C) & (D) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. Cruz then proceeded to read the criteria for structures and recommended that “said structure (B) be secured within five (5) working days. The following securing method is approved: Fencing. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with Laboratory Tests, Engineer’s Certification and Architect/Engineer’s sealed plans. The Engineer’s Certification or Laboratory Tests must be submitted within thirty (30) days from today. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred fifty (150) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.”

Mr. Gilbert K. Squires, property owner’s attorney, stated that the owner has lived on the property for 30 years and received a notice of violation in November 2002 and requested for the maximum time to repair the property due to funding.

After some discussion, Mr. Vera moved that “said structures are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds, and free of discoloration or graffiti. Said structures (B), (C) & (D) shall be repaired or completed. Said structure shall be repaired or completed with Engineer’s Certification and Architect/Engineer’s sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within one hundred eighty (180) days from today. The completion or repair of said structure shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, the Unsafe Structures Board shall retain jurisdiction to consider in its discretion any petition relating to the enforcement of this order.” Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Gonzalez called forth the sixth case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200316232U

Horizons West Condominiums No. 4 – 8520 SW 133 Avenue Road

Mr. Harry Cruz-Bustillo, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Cruz gave an account of the structures and recommended that “said structure be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within N/A days from today. The completion or repair of said structure shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.”

Ms. Paula Levy, Attorney, stated that the owner needed more time to complete the repairs and proceeded to ask the board for additional time due to the fact that there is only one contractor doing the work for all four buildings.

After some discussion, Mr. Williams moved that “said structure is to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds, and free of discoloration or graffiti. Said structure shall be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within N/A days from today. The completion or repair of said structure of Condo #4 shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within eight (8) months after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Ramirez seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Unincorporated Miami-Dade County Case:

DC200316233U

Horizons West Condominiums No. 5 – 8600 SW 133 Avenue Road

Mr. Harry Cruz-Bustillo, Building Inspector introduced photographs and a case resumes into evidence to be reviewed by the Board.

Mr. Cruz gave an account of the structures and recommended that “said structures be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within N/A days from today. The completion or repair of said structure shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.”

Ms. Paula Levy, Attorney, stated that the owner needed more time to complete the repairs and proceeded to ask the board for additional time due to the fact that there is only one contractor doing the work for all four buildings.

After some discussion, Mr. Williams moved that “said structure is to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds, and free of discoloration or graffiti. Said structure shall be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within N/A days from today. The completion or repair of said structure shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within ten (10) months after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Ramirez seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Gonzalez called forth the last case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200314803 3111 NW 68 Street

Mr. Orlando Vega, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Vega gave an account of the structures and recommended that “shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. Vega informed the board that this case has been before the board prior to this current hearing. He commented that there is an issue of who is the owner of the property and that in the records it showed that the owner of the property since 1991 is Miami Dade County.

Mr. Willie Richardson, who informed the board that he was the owner, stated that the county claimed that they had took his home since 1991. He informed the board that he tried to pull the permits, but wasn’t able to due to ownership. He also informed the board that he had been living in the home since 1977.

After some discussion, Mr. Ramirez moved that “said structure must be secured within five (5) working days. The following securing method is approved: Storm Shutters (1/2” plywood, bolts, and lumber as per specs). The structure(s) are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds, and free of discoloration or graffiti. Said structures shall be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual.

A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within one hundred eighty (180) days from today. The complete building or structure shall be made to conform to all the Florida Building Code requirements for a new building or structure and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

The meeting was adjourned at 4:50 P.M.

USAFE STRUCTURES BOARD HEARING MINUTES OF JUNE 18TH, 2003

Members Present: James Cueva, CH Jose Vera Walter Williams
James Starkweather Kevin Deeb Enrique Crooks
Alberto Milian Abel Ramirez

Excused: Mark Trowbridge Gordon Loader, VC

Staff: Michael Goolsby, Acting Clerk of the Board
Yvonne Bell, Recording Secretary
Susan Torres, Asst. County Attorney

Court Reporter: Joe Vargas, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, June 18th, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva announced that the minutes of the June 11th, 2003, Unsafe Structures Board Meeting would be available to review at the next board hearing on Wednesday, July 16, 2003.

Mr. Goolsby then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Goolsby proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Case:

DC200316509U 1877 NW 63 Street

City of Miami Cases:

M03-053 241 Beacom Blvd.

M03-058 1550 NW 55 Street

Mr. Goolsby then announced that the following Unincorporated Miami-Dade County and City of Miami cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Case:

DCF1996100065U 9526 NW 7 Avenue

DCF1996100067U 9411 NW 22 Avenue

DCF1997100742U 4301 NW 27 Avenue

DC200315864U 155 NW 156 Street

DC200315692U 1100 SW 76 Court

DC200316523U 1875 NW 63 Street

City of Miami Cases:

M03-054 329 NW 12 Avenue

M03-056 1448 NW 68 Terrace

Mr. Goolsby then announced that the following Unincorporated Miami-Dade County and City of Miami cases were **no show/no contest**:

Unincorporated Miami Dade Case:

DC199700784U	14290, 92, 94, 96, 98 SW 283 Street
DCF2001102433U	4900 NW 27 Avenue
DC200316561U	1855-59 NW 74 Terrace

City of Miami Cases:

M03-055	1326 NW 45 Street
M03-057	1449 NW 67 Street
M03-059	6028 NW 1 Avenue

The cases and photographs were submitted to the Board for review was called by Mr. Goolsby.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Crooks moved to accept the withdrawals, agreed and uncontested cases as called by Mr. Goolsby. Mr. Milian seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 1:45 P.M. by the court reporter.

Mr. Goolsby called forth the first case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200211431	Lakes of the Meadow - Condo #1, 7 & 9
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Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Errickson gave an account of the structure (I) and recommended that “said structure (I) be secured within five (5) working days. The structure (I) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure (I) must be repaired or completed with Engineer’s Certification and Architect/Engineer sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structure (I) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade county and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not-2-complied with, said structure (I) shall be demolished by the enforcing municipality as soon as possible.”

Mr. Errickson then proceeded to read the criteria for structures (K), (L) & (N) and recommended that “said structures (K), (L) & (N) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Ms. Denise Salter, sister of property owner Pamela Fudge, who owns 20930 NW 39 Avenue, stated that the adjacent wall would be a problem if it is demolished since they are adjoining. She requested that the County repair the damages next door to prevent the damages on her sister’s property.

Mr. Errickson stated that the height of the shed which needs a permit could not exceed over 6 feet. He informed the board that the fence is within the fence line.

Ms. Salter informed the board that the shed and fence would be removed on March 22, 2003.

Mr. Errickson stated that the property owner of 20928 NW 39 Avenue would do the demolition to the property. He also stated that there are no records showing a change of ownership to the property.

Mr. Williams asked about the violation to property 20930 NW 39 Avenue.

Mr. Errickson replied that the permits had not been obtained.

After some discussion, Mr. Williams moved to uphold the Building Official’s recommendation. Mr. Starkweather seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby called forth the second case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200213362U 20120 NW 66 Place

Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Errickson gave an account of the structures and recommended that “said structures be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structures shall³ conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade

County and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.”

Ms. Gloria Gonzalez, Attorney of the property owner, stated that the owner needed more time to complete the repairs and proceeded to ask the board for an additional 90 days.

After some discussion, Mr. Loader moved that “said structures be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within one hundred eighty (180) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within two hundred seventy (270) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.” Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Prepared by: _____

Recording Secretary

Chairperson

Date: _____

The meeting was adjourned at 3:40 P.M.

UNSAFE STRUCTURES BOARD HEARING MINUTES OF JULY 16TH, 2003

Members Present: Walter Williams, Alberto Milian, Kevin Deeb, James Starkweather

Excused:

Staff: Theodore Berman, Clerk of the Board
Yvonne Bell, Recording Secretary
Glenn Saks, Assistant County Attorney

Court Reporter: Janice Aguirre, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, July 16th, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Theodore Berman informed the Building Officials and appellants that, due to the lack of a quorum, the hearing would have to be postponed. He apologized for any inconvenience and indicated that these agenda items would be heard at the next hearing date of September 17, 2003. It was stated that the cases that were agreed upon would be ratified at the next scheduled Unsafe Structures Board Hearing.

The meeting was adjourned at 1:45 P.M.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

USAFE STRUCTURES BOARD HEARING MINUTES OF JUNE 18TH, 2003

Members Present: James Cueva, CH Jose Vera Walter Williams
James Starkweather Kevin Deeb Enrique Crooks
Alberto Milian Abel Ramirez Gordon Loader, VC
Mark Trowbridge

Excused:

Staff: Michael Goolsby, Acting Clerk of the Board
Latisha Byrd, Recording Secretary
Susan Torres, Asst. County Attorney

Court Reporter: Lorena Ramos, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, September 17th, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the April 30, 2003, June 11, 2003, and July 16, 2003, Unsafe Structures Board Meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Vera seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Goolsby proceeded to inform the members that the following Unincorporated Miami-Dade County and City of Miami cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Cases: Deferred to September 17, 2003 USSB

DC200211765U	10240-46 SW 77 Court
DC200213351U	8807 NW 23 Street
DC200316357U	20641 NW 37 Court
DC200317046U	1515 NW 167 Street

Unincorporated Miami Dade Case: Regular Scheduled Case for September 17, 2003 USSB

DC200317374U	2966 NW 57 Street
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City of Miami Case: Deferred to September 17, 2003 USSB

M03-062	940 SW 22 Avenue A/K/A 942 SW 22 Avenue
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Mr. Goolsby then announced that the following Unincorporated Miami-Dade County and City of Miami cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases: Deferred to September 17, 2003 USSB

DCF1999101256U	4195 NW 167 Street
DC200108994U	18301 NW 2 Court
DC200213954U	1844 NW 64 Street
DCF2002102954U	3136 NW 27 Avenue

DC200314834U	2790 NW 47 Street
DC200315470U	7804 NW 8 Court
DC200315772U	3161 NW 52 Street
DC200316021U	3100-3190 NW 32 Avenue
DC200316190U	20970 SW 236 Street
DC200316321U	1935 NW 70 Street
DC200316406U	16101 SW 97 Avenue
DC200316509U	1877 NW 63 Street
DC200317296U	8035 SW 26 Street
DC200317322U	4810 NW 21 Avenue
DC200317373U	2951 NW 57 Street
DC200317395U	5925-35 NW 30 Avenue
DC200317433U	5721 NW 30 Avenue

Unincorporated Miami-Dade County Cases: Regular Cases for September 17, 2003 USSB

DCF2000101760U	1200 NW 103 Street
DC200107833U	1820 NW 65 Street
DC200212253U	2455 NE 184 Street
DCF2001102340U	3501 NW 29 Avenue
DC200317350U	5509 NW 30 Avenue
DC200317351U	3149 NW 57 Street
DC200317353U	5621 NW 30 Avenue
DC200317359U	2733NW 56 Street
DC200317362U	3170 NW 57 Street
DC200317363U	3030 NW 59 Street
DC200317372U	3118 NW 57 Street
DC200317375U	2968 NW 58 Street
DC200317376U	2730 NW 55 Street
DC200317387U	3058 NW 56 Street
DC200317397U	5726 NW 30 Avenue
DC200317416U	2927 NW 57 Street
DC2003017848U	2375 NW 55 Terrace
DC200318332U	3168 NW 77 Street

City of Miami Cases: Deferred to September 17, 2003 USSB

M03-061	658 NW 44 Street
M03-065	4218 NW 18 Avenue
M03-066	5141 NW 2 Avenue
M03-069	5711 NW 1 Place

City of Miami Cases: Regular Schedule Cases September 17, 2003 USSB

M03-071	144 NW 53 Street
M03-073	415 NW 40 Street
M03-074	529 NE 1 Avenue
M03-075	786 NW 14 Street
M03-076	1466 NW 70 Street
M03-083	5200 NW 5 Avenue

Mr. Goolsby then announced that the following Unincorporated Miami-Dade County and City of Miami cases were **no show/no contest**:

Unincorporated Miami Dade Cases: Deferred to September 17, 2003 USSB

DC200212147U	5790 SW 39 Street
DC200213260U	50401 SW 122 Court
DC200213951U	15395 SW 271 Street
DC200316977U	2346 NW 64 Street
DC200315012U	721 NE 151 Street
DC200316148U	25 NW 160 Street
DC200316380U	1815 NW 92 Street

Unincorporated Miami Dade Cases: Regular Cases for September 17, 2003 USSB

DCF1998101025U	3235 NW 32 Avenue
DC200214271U	20500 SW 136 Street
DC200318016U	3718 NW 213 Street
DC200318331U	1334 NW 75 Street

City of Miami Cases: Deferred to September 17, 2003 USSB

M03-060	427 NW 34 Street
M03-067	5660 NW 3 Street A/K/A 5664 NW 3 Street

City of Miami Cases: Regular Cases for September 17, 2003 USSB

M03-070	130 NE 55 Street
M03-078	1691 SW 17 Street
M03-079	1818 NW 43 Street
M03-080	1852 NW 51 Terrace
M03-081	2168 NW 28 Street
M03-082	5016 NW 2 Avenue
M03-084	6911 NW 6 Avenue

The cases and photographs were submitted to the Board for review was called by Mr. Goolsby.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Crooks moved to accept the withdrawals, agreed and uncontested cases as called by Mr. Goolsby. Mr. Milian seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 1:45 P.M. by the court reporter.

Mr. Goolsby called forth the first case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200316565U

1545 SW 90 Avenue

Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Errickson gave an account of the structure (I) and recommended that “said structure (I) be secured within five (5) working days. The structure (I) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure (I) must be repaired or completed with Engineer’s Certification and Architect/Engineer sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structure (I) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade county and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure (I) shall be demolished by the enforcing municipality as soon as possible.”

Mr. Errickson then proceeded to read the criteria for structures (K), (L) & (N) and recommended that “said structures (K), (L) & (N) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Ms. Denise Salter, sister of property owner Pamela Fudge, who owns 20930 NW 39 Avenue, stated that the adjacent wall would be a problem if it is demolished since they are adjoining. She requested that the County repair the damages next door to prevent the damages on her sister’s property.

Mr. Errickson stated that the height of the shed which needs a permit could not exceed over 6 feet. He informed the board that the fence is within the fence line.

Ms. Salter informed the board that the shed and fence would be removed on March 22, 2003.

Mr. Errickson stated that the property owner of 20928 NW 39 Avenue would do the demolition to the property. He also stated that there are no records showing a change of ownership to the property.

Mr. Williams asked about the violation to property 20930 NW 39 Avenue.

Mr. Errickson replied that the permits had not been obtained.

After some discussion, Mr. Williams moved⁻⁴ to uphold the Building Official’s recommendation. Mr. Starkweather seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby called forth the second case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200213362U

20120 NW 66 Place

Mr. Spencer Errickson, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Errickson gave an account of the structures and recommended that “said structures be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within sixty (60) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.”

Ms. Gloria Gonzalez, Attorney of the property owner, stated that the owner needed more time to complete the repairs and proceeded to ask the board for an additional 90 days.

After some discussion, Mr. Loader moved that “said structures be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami Dade County Code within one hundred eighty (180) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within two hundred seventy (270) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.” Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

The meeting was adjourned at 3:40 P.M.

USAFE STRUCTURES BOARD HEARING MINUTES OF OCTOBER 15TH, 2003

Members Present: James Cueva, CH Gordon Loader, VC Jose Vera
Walter Williams James Starkweather Kevin Deeb
Alberto Milian Abel Ramirez

Excused: Mark Trowbridge Enrique Crooks

Staff: Theodore Berman, Clerk of the Board
Latisha Byrd, Recording Secretary
Glenn Saks, Asst. County Attorney

Court Reporter: Lorena Ramos, Official Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, October 15th, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the September 17, 2003 Unsafe Structures Board Meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Vera seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman then called for the list of cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman proceeded to inform the members that the following Unincorporated Miami-Dade County, City of Miami and City of Miami Beach cases were **withdrawn** per the Building Official.

Unincorporated Miami Dade Case:

DC200318745U 17450 SW 288 Street
DC200319011U 4140 NW 23 Court

City of Miami Case:

M03-088 1220 NW 28 Street
M03-089 1600 NW 66 Street
M03-091 3001 NW 9 Avenue

Mr. Berman then announced that the following Unincorporated Miami-Dade County and City of Miami cases have made **agreements with the Building Official:**

Unincorporated Miami-Dade County Cases:

DC98-956UT 15945 SW 304 Terrace
DC99-475U 3800 NW 179 Street
DC199900625U 2467 NW 104 Street
DC200316230U 8420 SW 133 Avenue Road 101-424

DC200317056U	16825 NW 124 Avenue
DC200317356U	5655 NW 32 Avenue
DC200317368U	2991-93 NW 56 Street
DC200317432U	5680 NW 32 Avenue
DC200317760U	5675 NW 32 Avenue
DC200318055U	5900 NW 31 Avenue
DC200318670U	20022 NW 58 Court
DC2003018576U	5810 NW 30 Avenue

City of Miami Cases:

M03-090	1942 NW 2 Court
M03-092	3333 NW 6 Avenue

Mr. Berman then announced that the following Unincorporated Miami-Dade County, City of Homestead and City of Miami cases were **no show/no contest**:

Unincorporated Miami Dade Cases:

DC200316261U	7200 Crandon Blvd.
DC200316498U	15260 NE 2 Avenue
DC200317390U	2941 NW 57 Street
DC200318993U	9340 NW 32 Court
DC200319010U	4129 NW 22 Court
DC200319026U	2729 NW 48 Street
DC200319030U	3274-76 NW 49 Street
DC2003017122U	2345 NW 65 Street

City of Miami Cases:

M03-085	566 SW 1 Street AKA 574 SW 1 Street
M03-086	960 Belle Meade Isle Drive
M03-087	1031 SW 4 Avenue
M03-093	5040 NW 14 Avenue

The cases and photographs were submitted to the Board for review was called by Mr. Berman.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Trowbridge moved to accept the withdrawals, agreed and uncontested cases as called by Mr. Berman. Mr. Williams seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

The Building Officials and Appellants being heard by the Unsafe Structure Board were sworn in at 2:20 P.M. by the court reporter.

Mr. Berman called forth the first case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200214511U

1261 NW 171 Street

Mr. Harry Cruz, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Cruz gave an account of the structures and recommended that “said structures (B), (C) & (D) must be demolished by an individual qualified to obtain a demolition permit within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Ms. Georgia Hanna, the property owner, stated that she and her husband purchased their home 28 years ago and the structures were in place at the time and to her knowledge everything was cleared by the bank. She also stated that she hired a roofing and electrical inspector to do inspections and it was never pointed out that there was a violation on the property. Ms. Hanna further added that the structures had been through hurricanes and tornados over the course of years and requested that the situation to be grandfathered or waived. She also stated to the board that the Florida Building Code has changed and her property resides on the setbacks.

Mr. Cueva informed Ms. Hanna that the board does not change the rules and that is a totally different board. He also informed her that the board advertised their meetings in the newspaper every month.

Mr. Milian asked Ms. Hanna how long had she lived on the property.

Ms. Hanna replied that she lived on the property almost 29 years.

Mr. Milian confirmed that all structures were there when she moved in the home.

Mr. Williams advised Ms. Hanna that her issue needed to be taken to the Zoning Board .

Ms. Hanna informed the board that she was referred to an office for assistance and they were inconsiderate of her situation.

Mr. Cruz replied that this property was built within the setbacks.

Ms. Hanna asked the board if she was being penalized for what someone else did.

Mr. Cueva informed Ms. Hanna that her situation comes before the board all the time and the board helps the property owner's as much as possible.

After some discussion, Mr. Williams moved to defer this case to next board hearing. Mr. Milian seconded the motion.

Mr. Berman administered a roll call vote as requested by the Chairman.

Motion failed.

After some more discussion, Mr. Loader moved to “uphold the building official’s recommendation.” Mr. Starkweather seconded the motion.

Mr. Berman administered a roll call vote as requested by the Chairman.

Motion failed.

Discussion:

Mr. Loader stated that the property owner didn’t make any effort to do anything to the property since the July board hearing.

Mr. Milian agreed with Mr. Williams that the property owner doesn’t have the funds and that the board is there to help property owners as much as possible. He stated that the structures are safe and that every member should stand up to give the property owner as much time as possible.

Mr. Ramirez informed Mr. Loader that the property owner was under the impression that the board had some power and that’s the reason why the property owner didn’t do anything since the July’s board hearing.

After much discussion, Mr. Loader then made a motion that “said structures (B), (C) & (D) must be demolished by an individual qualified to obtain a demolition permit within ninety (90) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Starkweather seconded the motion.

Mr. Berman administered a roll call vote as requested by the Chairman.

Motion failed.

Mr. Deeb amended Mr. Loader motion to “said structures must be demolished by an individual qualified to obtain a demolition permit within one hundred eighty (180) days from today from the Unsafe Structure Unit and one hundred eighty (180) days to complete demolition after the demolition permit has been obtained. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the second case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200318759U

4028 NW 23 Court

Mr. Vega Orlando, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Vega gave an account of the structures and recommended that “said the structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures (A), (B), (C) & (G) must be repaired or completed with Engineer’s Certification and Architect/Engineer’s sealed plans and said structures (D), (E) & (F) must be repaired or completed. A building permit must be obtained for all repairs or items to be completed for all structures. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within sixty (60) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.

Mr. Jasper Bell, property owner stated that he’s been living in the home for 10 years. He also stated that the property is not abandon. He informed the board that he has proof that the property is not abandoned, and submitted a copy of receipts showing 10 years of payments, as well as, FPL bill, a water bill. He also informed the board that he have a table of contents of his appeals.

Mr. Williams asked Mr. Vega how many structures are on the property.

Mr. Vega replied there are 7 structures on the property.

Mr. Williams then asked Mr. Vega if any of the structures were built without permits.

Mr. Bell interrupted and stated that he bought the property in the condition that it is in.

Mr. Williams informed him that the photos in file are structures that are not repairable.

Mr. Bell then stated that the pictures in the case file are misbelieving. He informed the board that someone came onto the property and made changes for photos.

Mr. Williams asked Mr. Bell if he had any other photos to present to the board. He also stated that according to pictures in the file, the structures are damaged and he needed to demolish some of the structures.

Mr. Bell replied “No” he doesn’t have any other pictures of the property.

Mr. Williams then asked the property owner how much time he needed to do the repairs.

Mr. Bell replied that the home is not abandoned and he has a copy of the light bill. He also informed the board that he has Homestead Exemption and it is a single family home, not a multi-family home.

Mr. Milian suggested that the property owner submit his copies of the appeals to the board for the record.

Mr. Cueva informed Mr. Bell that he has 10 minutes to presents his case.

Mr. Bell stated that he felt that it is unfair to give him 10 minutes because it is not enough time for him to present his case. He then proceeded to inform the board that the Model City program will fund him to bring his property up to code because his property is needed in the community. He asked the board to work with the program that will be assisting him. Mr. Bell also informed the board that if he board up his property, it would become a crack house. He informed the board that he had attended meetings of the Model City program and they mentioned that his property would be worth billions of dollars. Mr. Bell enlighten the board that Department of Transportation have 6 plans for his property, but not sure exactly what they are. He asked the board for more time with the 10 years that he has invested in the property at the age of 60.

After some discussion, Mr. Milian moved that “said the structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures (A), (B), (C) & (G) must be repaired or completed with Engineer’s Certification and Architect/Engineer’s sealed plans and said structures (D), (E) & (F) must be repaired or completed. A building permit must be obtained for all repairs or items to be completed for all structures. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within one hundred eighty (180) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.” Mr. Starkweather seconded the motion.

Mr. Berman administered a roll call vote as requested by the Chairman.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the third case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC200316210U

10429 NW 33 Avenue

Mr. Harry Cruz, Building Inspector introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Cruz gave an account of the structures and recommended that “the structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures (A) & (I) must be repaired or completed. A building permit for structure must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within ninety (90) days from today. The completion or repair of said structures (A) & (I) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred twenty (120) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. Cruz then gave the status of structures (B), (C), (D), (E), (H), (J) & (K) and recommended “said structure must be demolished by an individual qualified to obtain a demolition permit within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.”

Prior to the start of the case Mr. Berman informed the Board that the owner of the property only speaks Spanish and would need an interpreter.

After some discussion, the Asst. County Attorney advised Mr. Berman that he could very well interpret what the owner has to say to the board.

Through interpretation of Mr. Berman, Ms. Clotilde Alvarez homeowner, informed the board that she purchased the house 34 years ago and explained that this was the first time that she has heard anything about the Unsafe Structures Unit wanting to have her structure demolished. She also explained to the board that there is a small room that was built without permits, but she is not financially able to demolish it. Ms. Alvarez informed the board that this situation had been a lot on her because of her bad health. She also informed the board that she doesn't have the resources to find assistance to repair the damages.

Mr. Williams asked would she be willing to demolish some of the structures.

Mr. Cueva informed the board that structures (F) & (G) recommends “no action required”, by the Building Official.

Through interpretation of Mr. Berman, Ms. Clotilde Alvarez informed the board that a neighbor helped her demolish the fence.

Mr. Errickson informed the board that the fence was demolished without a permit and he also enlightened the board that technically without a permit, the fence was not demolished.

After some discussion, Mr. Loader moved that “the structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures (A) & (I) must be repaired or completed. A building permit for structure must be

obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within one hundred eighty (180) days from today. The completion or repair of said structures (A) & (I) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. Loader then moved that “said structures (B), (C), (D), (E), (H), (J) & (K) must be demolished by an individual qualified to obtain a demolition permit within thirty (30) days from today from the Unsafe Structure Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Vera seconded the motion.

Mr. Berman administered a roll call vote as requested by the Chairman.

Motion failed.

Mr. Starkweather amended Mr. Loader motion to “defer the case for 60 days.” Mr. Milian seconded the motion.

Mr. Berman then administered a roll call vote as requested by the Chairman.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Berman called forth the fourth case to be heard by the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami-Dade County Case:

DC2003019132U

11430 SW 51 Street

Mr. Harry Cruz, Building Inspector introduced photographs and a case resume into evident to be reviewed by the Board.

Mr. Cruz gave an account of the structures and recommended that “the structures (A), (D), (E) & (F) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structures must be repaired or completed with plans prepared by an Architect/Engineer or a qualified individual. A building permit for structure must be obtained for all repairs or items to be completed. The permit documents shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within one hundred eighty (180) days from today. The completion or repair of said structures (A) & (I) shall conform to the Florida Building Code unless application is made pursuant to the provisions of Section 8-11(g) of the code of Miami Dade County and shall be

completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Mr. Cruz then gave an account of structure (G) and recommended that “said structure (G) shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within one hundred eighty (180) days from today from the Unsafe Structures Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.”

Mr. Jerome Filer, Architect stated that the property is a basic house and he has advised the owners to obtain a permit to demolish the structure. He also informed the board that he advised the owners to get a signed waiver from their neighbors because the structures were built within the setbacks. He asked the board for additional time to get the variances so the owners could legalize the structures.

After some discussion, Mr. Starkweather made a motion that “said structure shall be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained within ninety (90) days from today from the Unsafe Structures Unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Trowbridge seconded the motion.

Motions passed unanimously.

(For a verbatim version, please refer to the transcripts)

Information

Mr. Herminio Gonzalez announced to the board that the week of November 17 through 21, 2003 Miami-Dade County will be hosting the historic Free Trade Area of the America. He informed the board about the impacts and the potential inconveniences is the key in reducing unneeded stress and concerns for the citizens and employees of Dade County. He also informed the board that there will about 20,000 to 100,000 protestors that are expected to converge in the downtown Miami area for the week.

After some discussion, the Unsafe Structures Board agreed to cancel the meeting for November 19, 2003 in consideration of the Free Trade Area of the America events. Therefore, the regularly scheduled Unsafe Structure Board Hearing for November will not take place. The Board will convene on December 17th, 2003 as scheduled for the last meeting of the year.

Discussion

Mr. Cueva informed the board members that it important that everyone be on time and their attendance is needed to all board hearings.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

The meeting was adjourned at 4:25 P.M.

Members Present: Gordon Loader, VC Abel Ramirez Jose Vera
Alberto Milian Kevin Deeb James Starkweather

Staff: Theodore Berman, Clerk of the Board
Latisha Byrd, Recording Secretary
Daniel Frastai, Assistant County Attorney

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, December 17th, 2003, on the 16th Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

The meeting was adjourned at 1:45 P.M.

Chairperson

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